

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Sheet List	
Sheet Number	Sheet Name
A0.0	COVER
A0.1	3D VIEWS
A1.1	SITE PLAN
A1.2	LANDSCAPING PLAN
A1.3	EXISTING BLOCK PLAN
A1.4	PROPOSED BLOCK PLAN
A2.1	BASEMENT PLAN
A2.2	MAIN FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	ROOF PLAN
A3.1	SOUTH ELEVATION
A3.2	NORTH ELEVATION
A3.3	EAST ELEVATION
A3.4	WEST ELEVATION
A3.5	GARAGE PLAN & ELEVATIONS
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
A4.4	GARAGE CROSS-SECTIONS
A4.5	BOULEVARD SECTION
A6.1	SITE PHOTOS



PROPOSED TRIPLEX

2136 22 AVE S.W. CALGARY, ALBERTA

RE-ISSUED FOR DEVELOPMENT PERMIT
MARCH 25, 2026



T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #108 CALGARY, AB
CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
C O N S E N T
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD

COVER

SCALE:

A0.0

DATE: 2024-09-09

DRAWN BY: Author

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #128 CALGARY, AB
CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATES, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD

3D VIEWS

SCALE:

A0.1

DATE: 2023-11-28

DRAWN BY: JH



2 FRONT PERSPECTIVE 1
A0.1



1 FRONT PERSPECTIVE 2
A0.1



3 REAR PERSEPCTIVE
A0.1

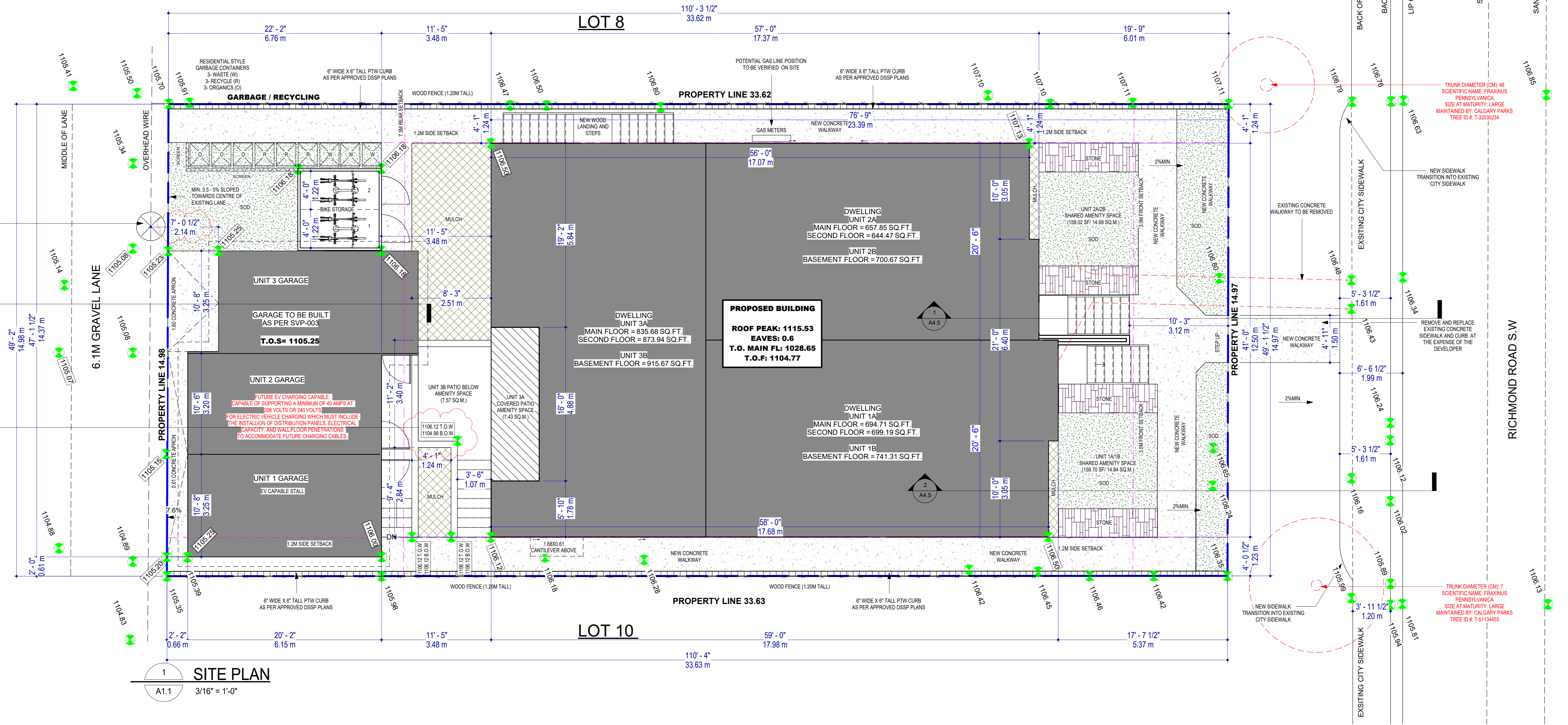
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IN WRITING. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 PRIME DESIGN SOLUTIONS LTD © 2022

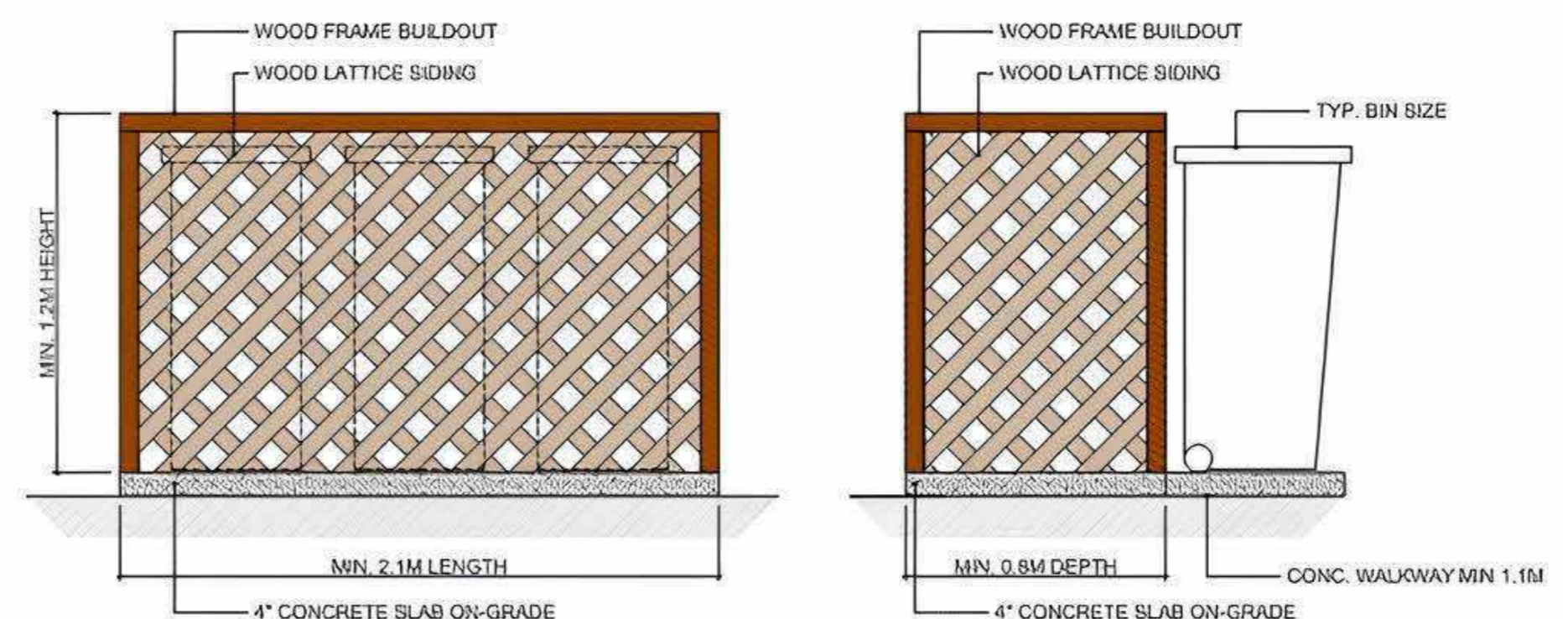
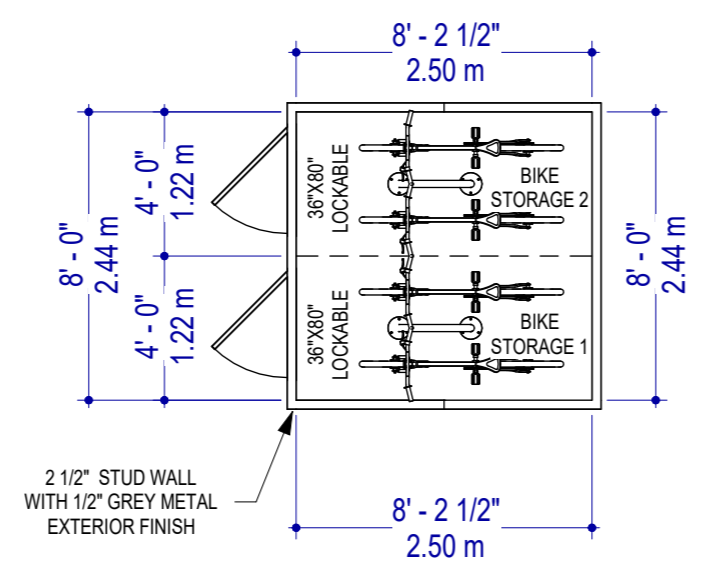
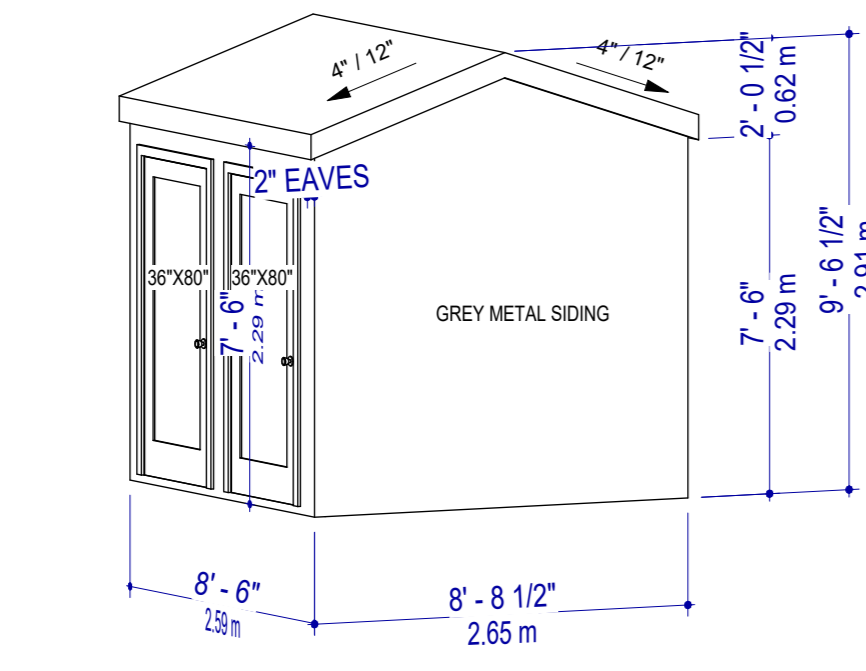
PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD
2	IFBP		15/07/2024



1 SITE PLAN
 A1.1 3/16" = 1'-0"



NOTE: BUILDER TO ENSURE MINIMUM OF 2% POSITIVE SLOPE IS PROVIDED AWAY FROM THE DWELLING UNIT & TOWARDS STREETS/LANES.

GRADE LEGEND	
	EXISTING GRADES
	PROPOSED GRADES

NOTE: BUILDER TO ENSURE MINIMUM OF 2% POSITIVE SLOPE IS PROVIDED AWAY FROM THE DWELLING UNIT & TOWARDS STREETS/LANES.

LOT COVERAGE	
SITE AREA	5420.18 SF or 503.55 SQM or 0.050HA
BUILDING AREA	2278.01 ft ² (211.63 m ²)
GARAGE AREA	650.34 ft ² (60.42 m ²)
BIKE STR.	74 ft ² (6.88 m ²)
TOTAL LOT COVERAGE	2,928.35 ft² (272.05 m²)
LOT COVERAGE %	54.03% (MAX: 55% PERMITTED)

AMENITY SPACE	
UNIT 1A/1B	14.84 SQ.M.
UNIT 2A/2B	14.68 SQ.M.
UNIT 3A	7.43 SQ.M.
UNIT 3B	7.57 SQ.M.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNSOLUTIONS.COM
 WWW.PRIMEDESIGNSOLUTIONS.COM
 726 ST. N.E. UNIT #128 CALGARY, AB
 CONSULTANT

SEAL

TRUE NORTH



THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 C O N S E N S E D
 PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD
2	IFBP		15/07/2024

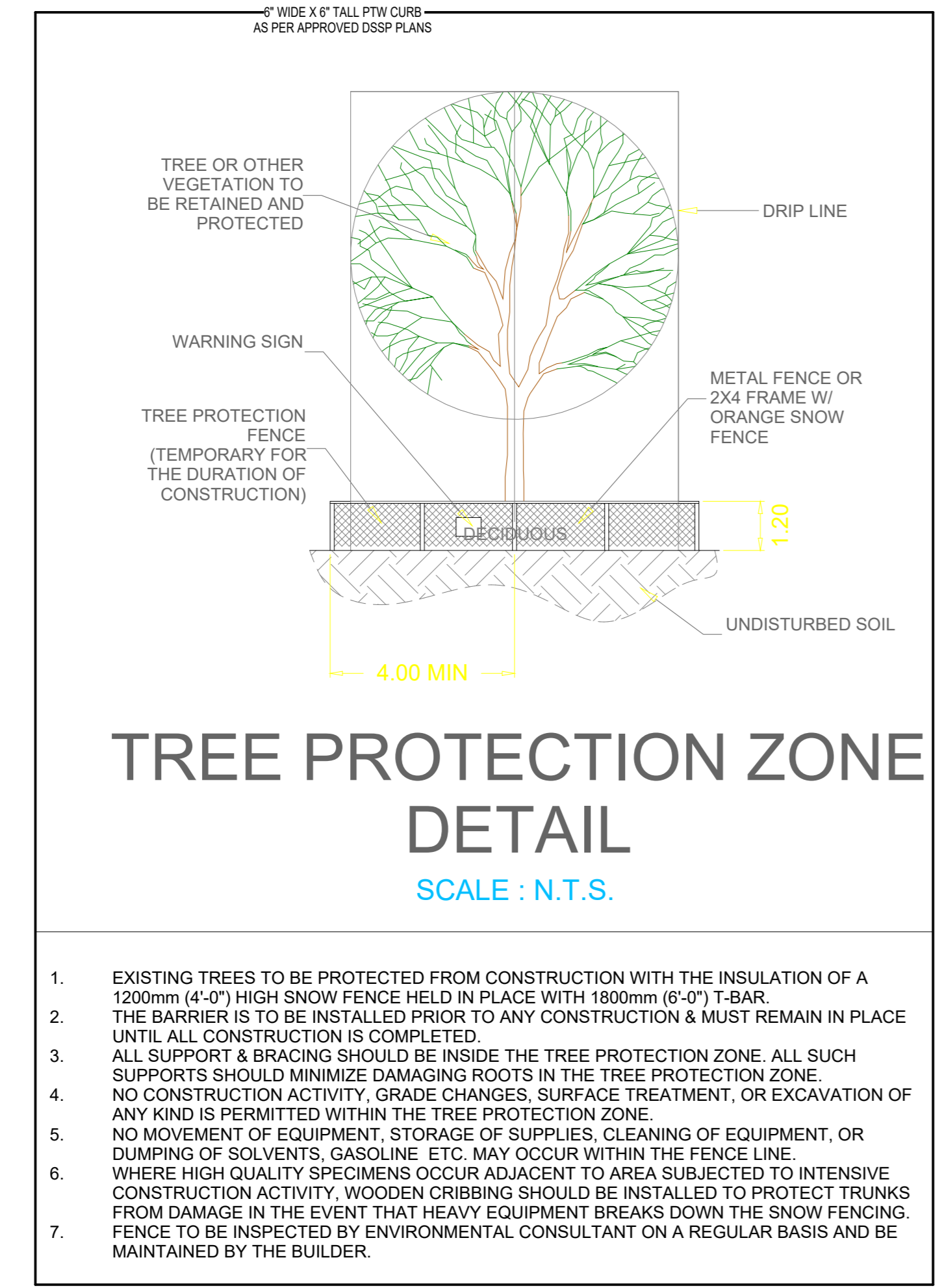
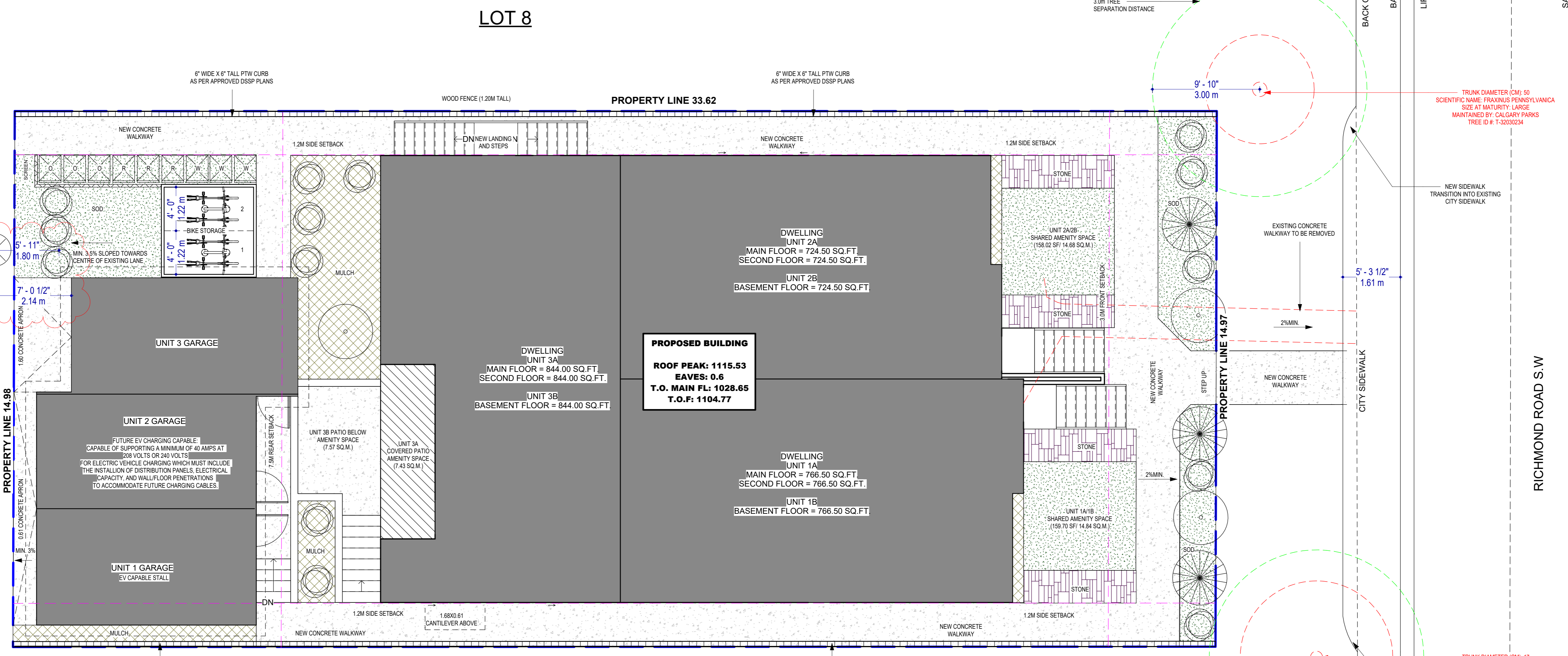
LANDSCAPING PLAN

SCALE: As indicated

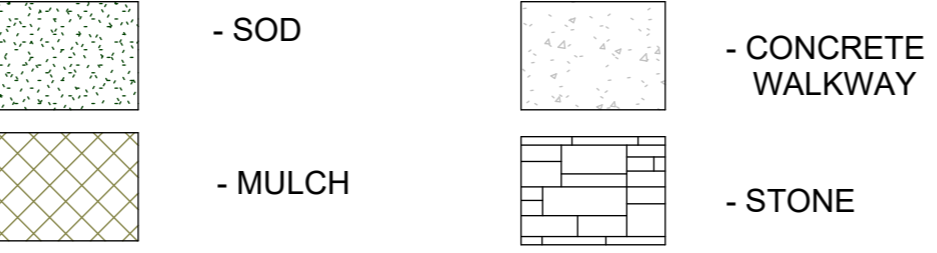
A1.2

DATE: 2023-11-28

DRAWN BY: JH



LOT 10



ITEM	QUANTITY	UNIT
SITE AREA	5420.18 SF	or 503.95 SQM or 0.059HA
BUILDING AREA	2278.01 SF (211.83 m ²)	
GARAGE AREA	650.94 SF (60.42 m ²)	
BIKE STR.	74 SF (6.88 m ²)	
TOTAL LOT COVERAGE	2,928.35 SF (272.05 m ²)	
LOT COVERAGE %	54.23%	(MAX. 55% PERMITTED)
TOTAL LANDSCAPED AREA	1,958.36 SF (181.35 m ²)	
MULCH	- 248.65 SF	
SOD	- 561.23 SF	
SOFT LANDSCAPING	= 899.88 SF (41.35%)	
CONCRETE AT GRADE	- 895.82 SF	
CONCRETE BELOW GRADE	- 128.36 SF	
STONE BRICKS	- 124.19 SF	
HARD LANDSCAPING	= 1,148.48 SF (58.65%)	
TOTAL LANDSCAPED AREA	= 1,958.36 SF (96.13%)	
3% REDUCTION FOR LOW WATER IRRIGATION SYSTEM		
LOW WATER IRRIGATION SYSTEM IS PROVIDED		
IRRIGATION IS CONFINED TO TREES AND SHRUBS		
TREES AND SHRUBS ARE LOW WATER		
MAXIMUM OF 30% OF LANDSCAPED AREA IS COVERED WITH SOD		
AND REST WITH PLANTINGS AND MULCH		
3% REDUCTION FOR ENHANCED LANDSCAPING OPTION		
TOTAL LANDSCAPED AREA - 138.80 SQM		
6 TREES AND 14 SHRUBS PROVIDED		

PLANTING LEGEND			
AMELANCHIER ALNIFOLIA SASKATOON BERRY	NEW LOW WATER SHRUB 0.6M CANOPY 0.6M HEIGHT	14	
PRUNUS VIRGINIANA VAR. MELANOCARPA CHOKECHERRY	NEW LOW WATER DECIDUOUS TREE 85MM CALIPER 1M CANOPY 1M HEIGHT	3	
PICEA PLUNGENS (BLUE SPRUCE)	NEW LOW WATER CONIFEROUS TREE 85MM CALIPER 1M CANOPY 4M HEIGHT	3	

NOTE:
 AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT EXISTING PUBLIC TREES, DURING THE EXCAVATION OF AND THE INSTALLATION OF THE PROPOSED CONCRETE WALKWAYS, WITH A CONFIRMED MEETING. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS NOTICE PRIOR TO MEETING ONSITE.

SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
 MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS.

3% REDUCTION FOR LOW WATER IRRIGATION SYSTEM
 LOW WATER IRRIGATION SYSTEM IS PROVIDED
 IRRIGATION IS CONFINED TO TREES AND SHRUBS
 TREES AND SHRUBS ARE LOW WATER

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNYYC.COM
 WWW.PRIMEDESIGNYYC.COM
 720 28 ST. N.E. UNIT #108 CALGARY, AB

CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATES, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD

EXISTING BLOCK PLAN

SCALE: 1:250

A1.3

DATE: 2023-11-28

DRAWN BY: JH

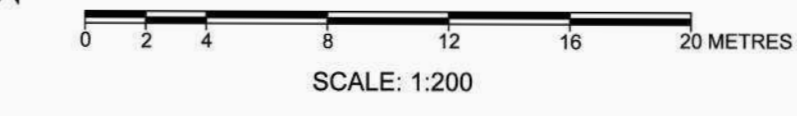
SITE PLAN

MUNICIPAL ADDRESS:
 2136 22 AVENUE S.W.
 CALGARY, ALBERTA

LEGAL DESCRIPTION:
 LOT 9
 BLOCK 10
 PLAN 8997 GC

PREPARED FOR: Ashmore Homes

DATE OF SURVEY: August 29th, 2025



LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- - - - - Fence Line
- - - - - Sanitary Line
- - - - - Storm Line
- - - - - Water Line
- - - - - Gas Line
- - - - - Overhead Wire
- - - - - A.G.T. Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- ⊗ Calculation points
- ⊕ Power Pole
- ⊖ Power Anchor
- ⊙ Light Pole
- ⊕ Manhole
- ⊕ Catch Basin
- ⊕ Water Valve
- ⊕ Gas Valve
- ⊕ Sign
- ⊕ Fire Hydrant
- ⊕ Tree
- ▭ Main Building Hatch
- ▭ Detached Garage Hatch
- ▭ Shed Hatch
- ▭ Concrete and Asphalt Hatch
- ▭ Wood Hatch
- ▭ Roof Hatch

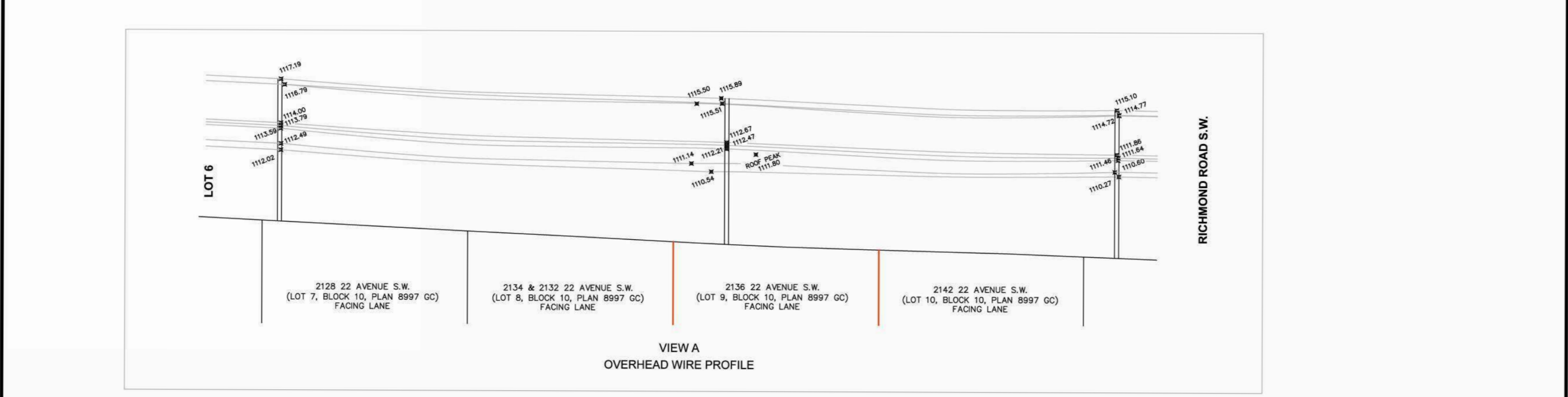
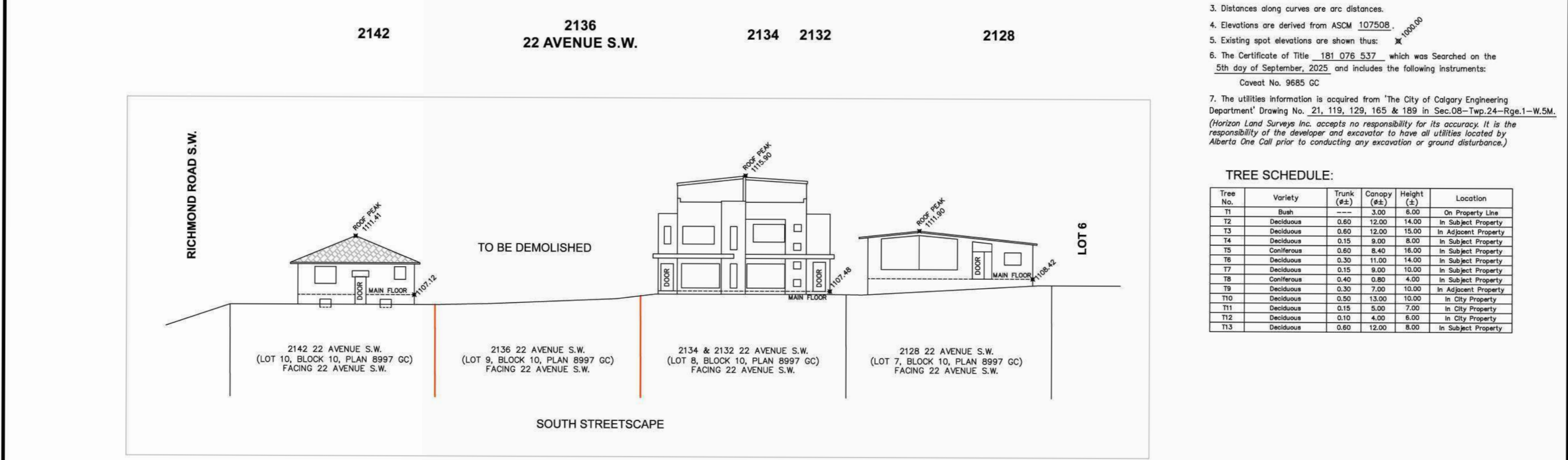
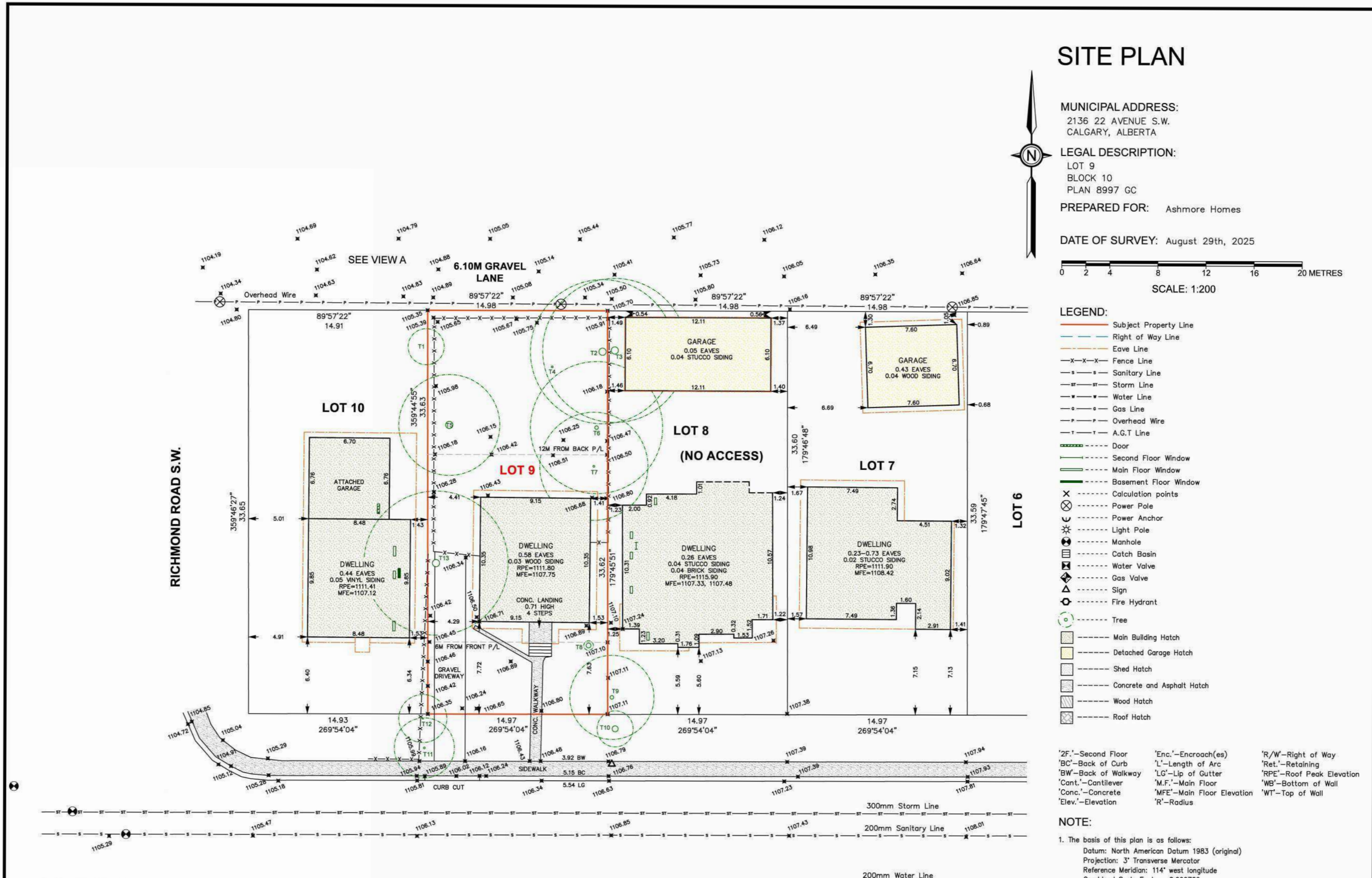
"2F" - Second Floor
 "3C" - Back of Curb
 "BW" - Back of Walkway
 "Cont." - Cantilever
 "C" - Concrete
 "Elev." - Elevation
 "Enc." - Encroach(es)
 "L" - Length of Arc
 "LD" - Lip of Gutter
 "M.F." - Main Floor
 "MFE" - Main Floor Elevation
 "R" - Radius
 "R/W" - Right of Way
 "Ret." - Retaining
 "RPE" - Roof Peak Elevation
 "WB" - Bottom of Wall
 "WT" - Top of Wall

NOTE:

- The basis of this plan is as follows:
 Datum: North American Datum 1983 (original)
 Projection: 3° Transverse Mercator
 Reference Meridian: 114° west longitude
 Combined Scale Factor: 0.999729
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 10750B.
- Existing spot elevations are shown thus: Elev.
- The Certificate of Title 181 076 537 which was Searched on the 5th day of September, 2025, and includes the following instruments:
 Covenant No. 9685 GC
- The utilities information is acquired from The City of Calgary Engineering Department Drawing No. 21, 119, 129, 185 & 189 in Sec.08-Top.24-Reg.1-W.5M. (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø)	Canopy (Ø)	Height (H)	Location
T1	Bush	3.00	8.00	8.00	On Property Line
T2	Deciduous	0.60	15.00	15.00	In Subject Property
T3	Deciduous	0.60	12.00	15.00	In Adjacent Property
T4	Deciduous	0.15	8.00	8.00	In Subject Property
T5	Coniferous	0.60	8.40	16.00	In Subject Property
T6	Deciduous	0.30	11.00	14.00	In Subject Property
T7	Deciduous	0.15	9.00	15.00	In Subject Property
T8	Coniferous	0.40	0.80	4.00	In Subject Property
T9	Deciduous	0.30	7.00	15.00	In Adjacent Property
T10	Deciduous	0.50	13.00	10.00	In City Property
T11	Deciduous	0.15	8.00	7.00	In City Property
T12	Deciduous	0.10	4.00	6.00	In City Property
T13	Deciduous	0.80	12.00	8.00	In Subject Property



EXISTING BLOCK PLAN
 1:250

© Copyright Horizon Land Surveys Inc. 2025
 File No.: 251027 Date: 05/Sep/2025
 Surveyed: YR/TL Drawn: LZ/EM
 Horizon Land Surveys Inc.
 130 Business Centre N.W. P. 403-719-0272
 Calgary, Alberta, T3B 9M5 F. 403-779-4771

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNSOLUTIONS.COM
 WWW.PRIMEDESIGNSOLUTIONS.COM
 720 28 ST. N.E. UNIT #128 CALGARY, AB

CONSULTANT

SEAL

TRUE NORTH

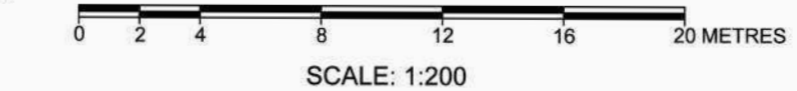
THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

SITE PLAN

MUNICIPAL ADDRESS:
 2136 22 AVENUE S.W.
 CALGARY, ALBERTA
 LEGAL DESCRIPTION:
 LOT 9
 BLOCK 10
 PLAN 8997 GC
 PREPARED FOR: Ashmore Homes

DATE OF SURVEY: August 29th, 2025



LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- - - - - Fence Line
- - - - - Sanitary Line
- - - - - Storm Line
- - - - - Water Line
- - - - - Gas Line
- - - - - Overhead Wire
- - - - - A.G.T. Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- ⊗ Calculation points
- ⊕ Power Pole
- ⊖ Power Anchor
- ⊙ Light Pole
- ⊕ Manhole
- ⊕ Catch Basin
- ⊕ Water Valve
- ⊕ Gas Valve
- ⊕ Sign
- ⊕ Fire Hydrant
- ⊕ Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

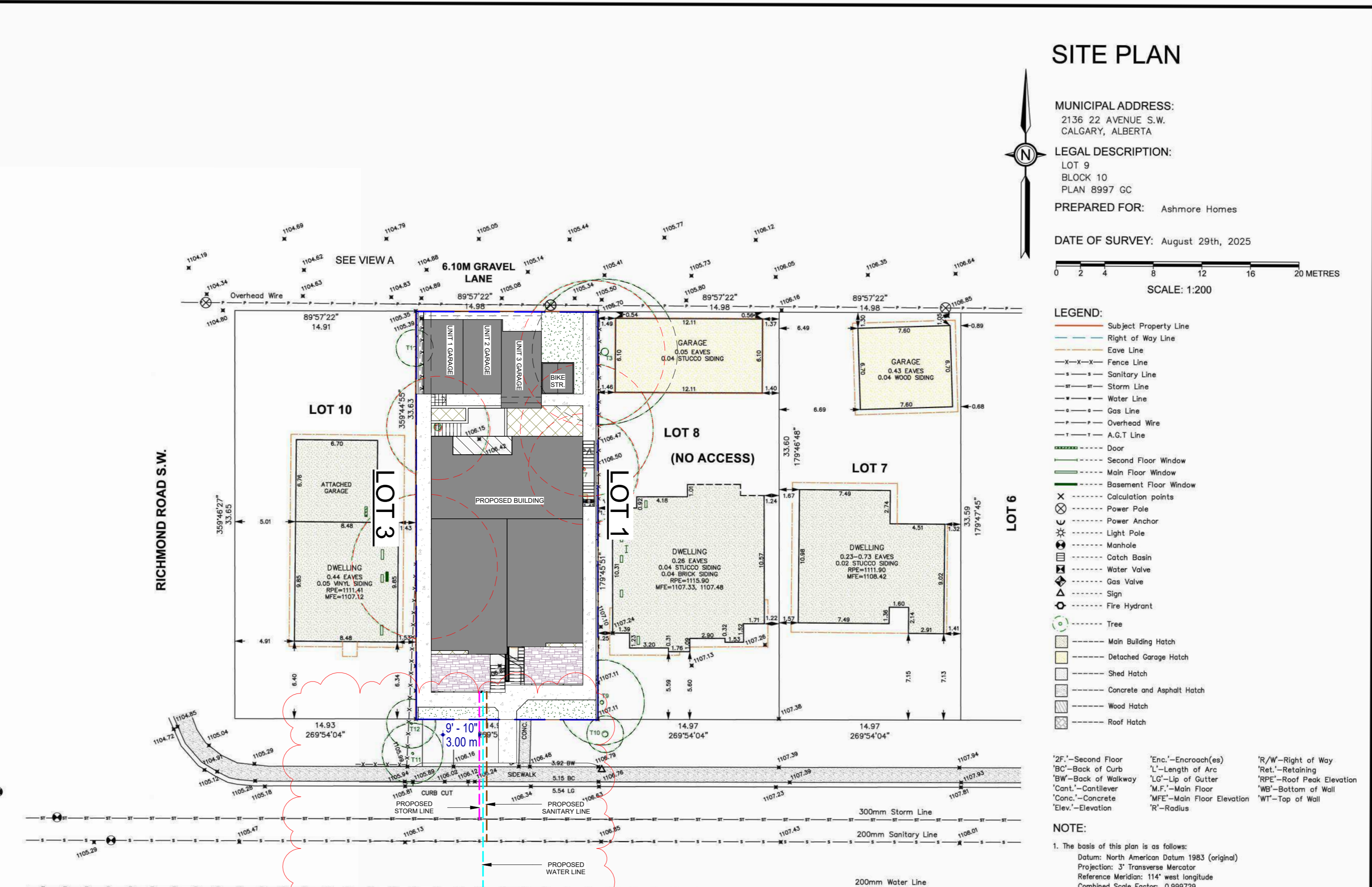
'2F' - Second Floor
 'BC' - Back of Curb
 'BW' - Back of Walkway
 'Cont.' - Contilever
 'Conc.' - Concrete
 'Elev.' - Elevation
 'Enc.' - Encroach(es)
 'L' - Length of Arc
 'LG' - Lip of Gutter
 'M.F.' - Main Floor
 'MFE' - Main Floor Elevation
 'R' - Radius
 'R/W' - Right of Way
 'Ret.' - Retaining
 'RPE' - Roof Peak Elevation
 'Bot.' - Bottom of Wall
 'Top of Wall'

NOTE:

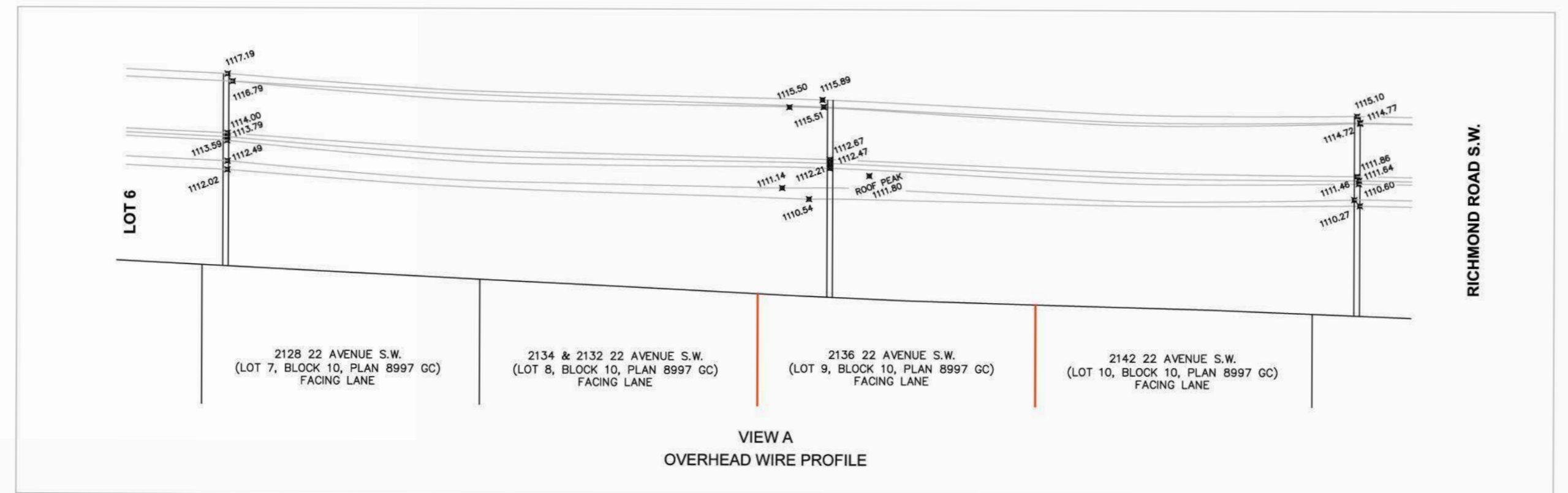
- The basis of this plan is as follows:
 Datum: North American Datum 1983 (original)
 Projection: 3° Transverse Mercator
 Reference Meridian: 114° west longitude
 Combined Scale Factor: 0.999729
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASOM 107508.
- Existing spot elevations are shown thus: \times $\frac{ELEVATION}{ELEVATION}$
- The Certificate of Title 181 078 537, which was Searched on the 5th day of September, 2025, and includes the following instruments:
 Covert No. 9685 GC
- The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 21_119_129_165 & 189 in Section Top-24-Top-1-W.S.M. (Horizon Land Surveys Inc. accepts no responsibility for its accuracy; it is the responsibility of the developer and excavator to have all utilities located by Alberta One call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø)	Canopy (Ø)	Height (E)	Location
TO BE REMOVED: T1	Bush	0.30	8.00	8.00	In Property Line
TO BE REMOVED: T2	Deciduous	0.60	12.00	14.00	In Subject Property
TO BE REMOVED: T3	Deciduous	0.60	12.00	15.00	In Adjacent Property
TO BE REMOVED: T4	Deciduous	0.15	8.00	8.00	In Subject Property
TO BE REMOVED: T5	Coniferous	0.60	8.40	16.00	In Subject Property
TO BE REMOVED: T6	Deciduous	0.30	11.00	14.00	In Subject Property
TO BE REMOVED: T7	Deciduous	0.15	8.00	10.00	In Subject Property
TO BE REMOVED: T8	Coniferous	0.40	0.60	4.00	In Subject Property
TO BE REMOVED: T9	Deciduous	0.30	7.00	10.00	In Adjacent Property
TO BE REMOVED: T10	Deciduous	0.50	13.00	10.00	In City Property
TO BE REMOVED: T11	Deciduous	0.15	8.00	7.00	In City Property
TO BE REMOVED: T12	Deciduous	0.10	4.00	6.00	In City Property
TO BE REMOVED: T13	Deciduous	0.60	12.00	8.00	In Subject Property



NOTE:
 SERVICE CONNECTIONS TO BE PLACED A MINIMUM OF 3.0M FROM THE PUBLIC TREE
 NEW WATER, SEWER & STORM LINES EXACT LOCATION TO BE DETERMINED



© Copyright Horizon Land Surveys Inc., 2025
 File No.: 251097 Date: 05/Sep/2025
 Surveyed: YR/TL Drawn: LZ/EM
 Horizon Land Surveys Inc.
 130 Business Centre N.W. P. 403-719-0272
 Calgary, Alberta, T2B 0A5 F. 403-775-4171

PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD
2	IFBP	15/07/2024

PROPOSED BLOCK PLAN

SCALE: 1: 250

A1.4

DATE: 2023-11-28
 DRAWN BY: JH

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNSOLUTIONS.COM
 WWW.PRIMEDESIGNSOLUTIONS.COM
 720 28 ST. N.E. UNIT #108 CALGARY, AB
 CONSULTANT

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



NOTE: ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

1 SOUTH ELEVATION
 A3.1 3/8" = 1'-0"

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:

PERFORMANCE CLASS:	LC
TERRAIN:	ROUGH
MINIMUM PERFORMANCE GRADE(PG):	25
MINIMUM POSITIVE DESIGN PRESSURE:	1200PA
MINIMUM NEGATIVE DESIGN PRESSURE:	1200PA
MINIMUM WATER PENETRATION:	
TEST PRESSURE:	260PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
MAXIMUM 'U' VALUES W/(M2 x k)	1.6
WINDOWS AND DOORS	1.6
SKYLIGHTS	2.7

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATES, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 C O N S E N
 PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO.		R24003
REVISIONS		
No.	Description	YY-MM-DD
2	IFBP	15/07/2024

SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

A3.1

DATE: 2023-11-28

DRAWN BY: JH

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNSYYC.COM
 WWW.PRIMEDESIGNSYYC.COM
 720 28 ST. N.E. UNIT #108 CALGARY, AB
 CONSULTANT

SEAL
 TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATES, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 C O N S E N T
 PRIME DESIGN SOLUTIONS LTD © 2022

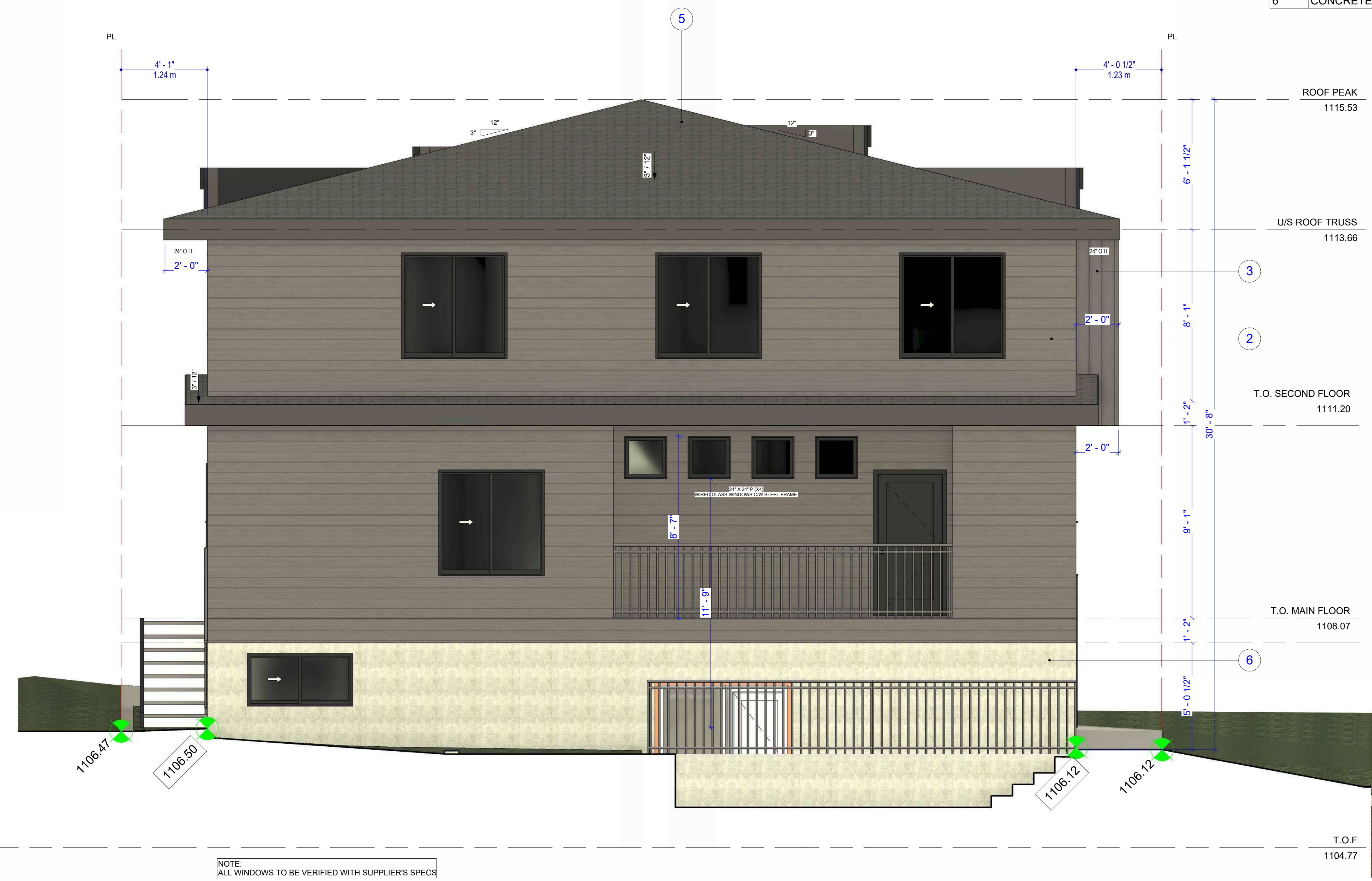
PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO.		R24003
REVISIONS		
No.	Description	YY-MM-DD

NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

A3.2
 DATE: 2023-11-28
 DRAWN BY: JH

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



1 NORTH ELEVATION
 3/8" = 1'-0"

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:

PERFORMANCE CLASS:	LC
TERRAIN:	ROUGH
MINIMUM PERFORMANCE GRADE(PG):	25
MINIMUM POSITIVE DESIGN PRESSURE:	1200PA
MINIMUM NEGATIVE DESIGN PRESSURE:	1200PA
MINIMUM WATER PENETRATION:	
TEST PRESSURE:	260PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
MAXIMUM 'U' VALUES W/(M2 x k)	
WINDOWS AND DOORS	1.6
SKYLIGHTS	2.7

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNSYYC.COM
 WWW.PRIMEDESIGNSYYC.COM
 720 28 ST. N.E. UNIT #128 CALGARY, AB

CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATES, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 C O N S E N T
 PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD

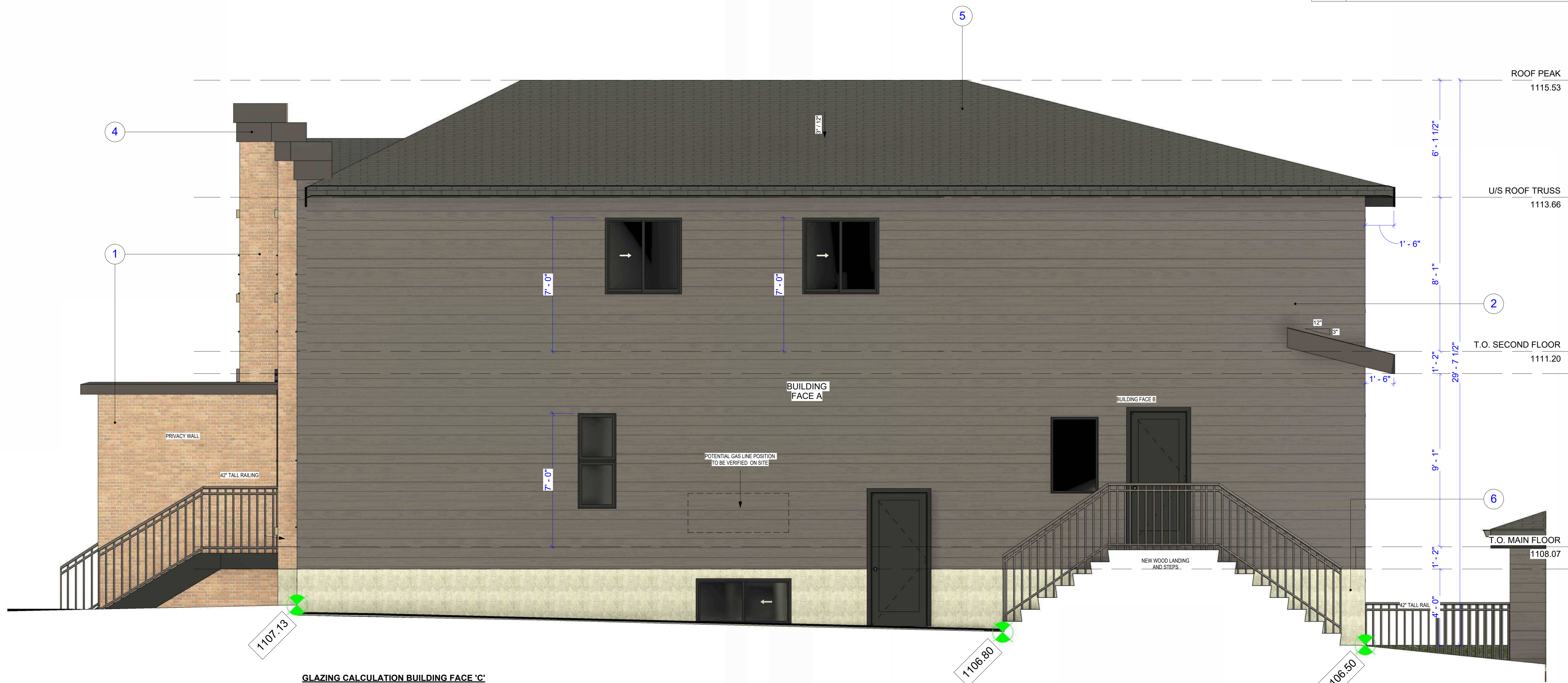
EAST ELEVATION

SCALE: 3/8" = 1'-0"

A3.3

DATE: 2023-11-28

DRAWN BY: JH



GLAZING CALCULATION BUILDING FACE 'C'
 LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)
 LIMITING DISTANCE = 1.24m
 AREA OF EXPOSED BUILDING FACE 'C' = 112.37 sq.m
 MAX. ALLOWED AREA OF EXPOSED OPENINGS = 7%
 PROPOSED AREA OF EXPOSED OPENINGS = 6.0 sq.m (5.34%)

NOTE:
 ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

1 EAST ELEVATION
 A3.3 3/8" = 1'-0"

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
 PERFORMANCE CLASS: LC
 TERRAIN: ROUGH
 MINIMUM PERFORMANCE GRADE(PG): 25
 MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
 MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
 MINIMUM WATER PENETRATION:
 TEST PRESSURE: 260PA
 MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION: A2
 MAXIMUM 'U' VALUES W/(M2 x k)
 WINDOWS AND DOORS 1.6
 SKYLIGHTS 2.7

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE

PRIME DESIGN SOLUTIONS
 T: +1.403.681.2365
 F: +1.403.970.7417
 INFO@PRIMEDESIGNSOLUTIONS.COM
 WWW.PRIMEDESIGNSOLUTIONS.COM
 720 28 ST. N.E. UNIT #128 CALGARY, AB
 CONSULTANT



THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATES, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT. © 2022 PRIME DESIGN SOLUTIONS LTD.

PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

REVISIONS		
No.	Description	YY-MM-DD

GLAZING CALCULATION BUILDING FACE 'A'
 LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)
 LIMITING DISTANCE = 1.23m
 AREA OF EXPOSED BUILDING FACE 'A' = 120.03 sq.m
 MAX. ALLOWED AREA OF EXPOSED OPENINGS = 7%
 PROPOSED AREA OF EXPOSED OPENINGS = 8.33 sq.m (6.94%)

GLAZING CALCULATION BUILDING FACE 'B'
 LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)
 LIMITING DISTANCE = 0.62m
 AREA OF EXPOSED BUILDING FACE 'B' = 6.52 sq.m
 MAX. ALLOWED AREA OF EXPOSED OPENINGS = 0%
 PROPOSED AREA OF EXPOSED OPENINGS = 0 sq.m

1 WEST ELEVATION
 3/8" = 1'-0"

NOTE: ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
 PERFORMANCE CLASS: LC
 TERRAIN: ROUGH
 MINIMUM PERFORMANCE GRADE(PG): 25
 MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
 MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
 MINIMUM WATER PENETRATION:
 TEST PRESSURE: 260PA
 MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION: A2
 MAXIMUM 'U' VALUES W/(M2 x k)
 WINDOWS AND DOORS 1.6
 SKYLIGHTS 2.7

WEST ELEVATION

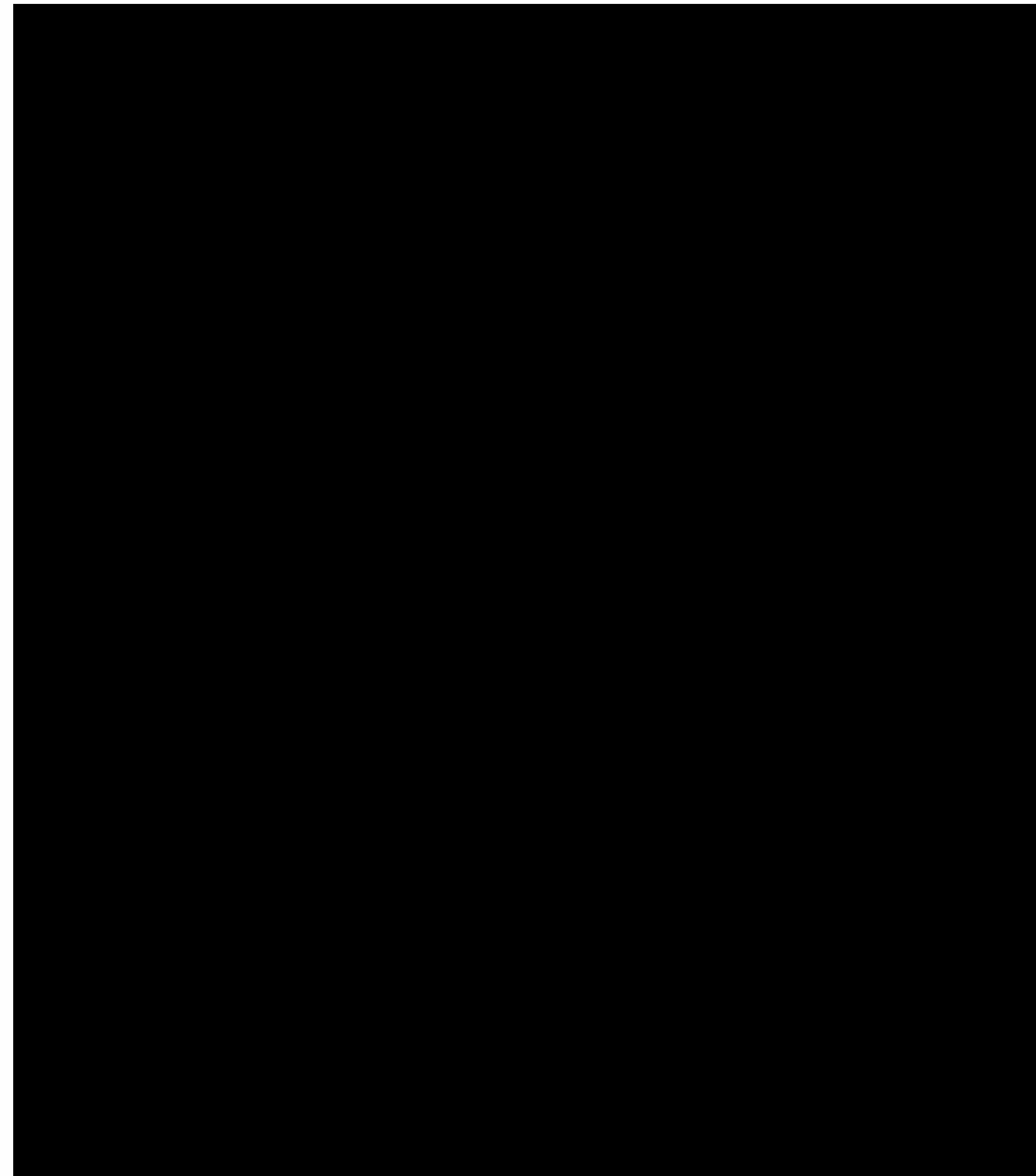
SCALE: 3/8" = 1'-0"

A3.4

DATE: 2023-11-28

DRAWN BY: JH

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



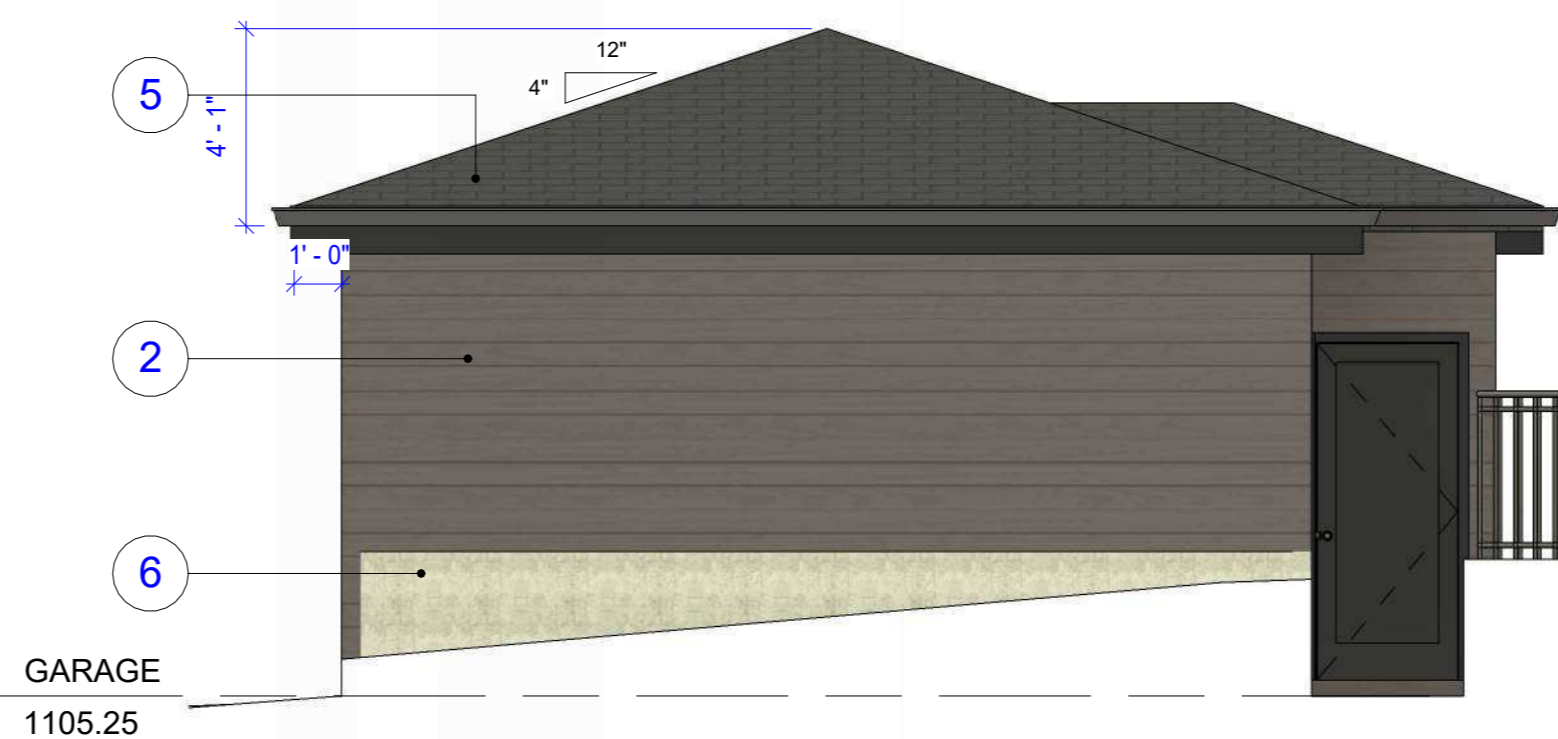
2 GARAGE FRONT ELEVATION
A3.5 1/4" = 1'-0"



3 GARAGE REAR ELEVATION
A3.5 1/4" = 1'-0"

LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)

LIMITING DISTANCE:	0.0M
ACTUAL DISTANCE:	0.0M
TOTAL FACADE AREA:	24.78 SQ.M.
TOTAL GLAZING AREA:	0.0 SQ.M.
GLAZING % (MAX 0%)	0%



4 GARAGE LEFT ELEVATION
A3.5 1/4" = 1'-0"



5 GARAGE RIGHT ELEVATION
A3.5 1/4" = 1'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNBYC.COM
WWW.PRIMEDESIGNBYC.COM
720 28 ST. N.E. UNIT #108 CALGARY, AB
CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
C O N S E N T
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
2136 22 AVE S.W. CALGARY, ALBERTA

GW1 EXTERIOR WALL (GARAGE) -1 HOUR F.R.R
- ACRYLIC STUCCO FINISH (WHITE)
- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD
- VAPOUR PERMEABLE AIR BARRIER
- 2X4 WOOD STUDS MAX 400mm(16") O.C.
- MINERAL FIBER THERMAL INSULATION PER FRR & PERFORMANCE REPORT REQ.
- 6 MIL POLY VAPOUR BARRIER
- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

GW2 INTERIOR WALL (GARAGE) -1 HOUR F.R.R
- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD
- 2X4 WOOD STUDS MAX 400mm(16") O.C.
- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

F3 GARAGE SLAB CONSTRUCTION
- 4" CONCRETE SLAB SLOPED 4: TO OVERHEAD DOOR (REFER TO STRUCTURAL)
- 6 MIL POLYETHYLENE DAMPPROOFING AND AIR/SOIL GAS BARRIER, FLEXIBLE SEALANT AROUND PERIMETER AND ALL PENETRATIONS
- LAP ALL JOIST MINIMUM 300mm AS PER 2023 NBC-AE
- 6" GRANULAR FILL (REFER TO SOIL REPORT)
- SLAB SUPPORT BY 10" DIAMETER CONCRETE FILLED SONO TUBS C/W MINIMUM 1-10M REBAR TO MINIMUM 4'-0" BELOW (REFER TO STRUCTURAL)
- COMPACTED EARTH PER GEOTECH/SOIL REPORT

GR1 ROOF CONSTRUCTION
- ARCHITECTURAL ASPHALT SHINGLES FOR ALL ROOF SLOPES OVER 3 IN 12 AND/OR MINIMUM 60 MIL WEATHERPROOF ROOFING MEMBRANE FOR ALL ROOF SLOPES LESS THAN 3 IN 12
- UNDERLAYMENTS (15lbs. FELT PAPER)
- ICE AND WATER SHIELD 36" FROM EAVE MINIMUM VALLEYS TO HAVE 18" OF ICE AND WATER COVERAGE
- 3/8" EXTERIOR GRADE OSB OR PLYWOOD SHEATHING C/W 'H' CLIPS
- ENGINEER APPROVED ROOF TRUSSES (SPACING AS PER ENGINEERS LAYOUT)
- LOOSE FILL / BATT INSULATION AS PER PERFORMANCE REPORT
- 6 MIL POLY VAPOUR BARRIER
- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD
- VENTED ATTIC SPACE TO MINIMUM 1/300 OF ROOF AREA TO CONFORM TO N.B.C.
- ATTIC ACCESS WEATHER STRIPPED AND INSULATED

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD

GARAGE PLAN & ELEVATIONS

SCALE: 1/4" = 1'-0"

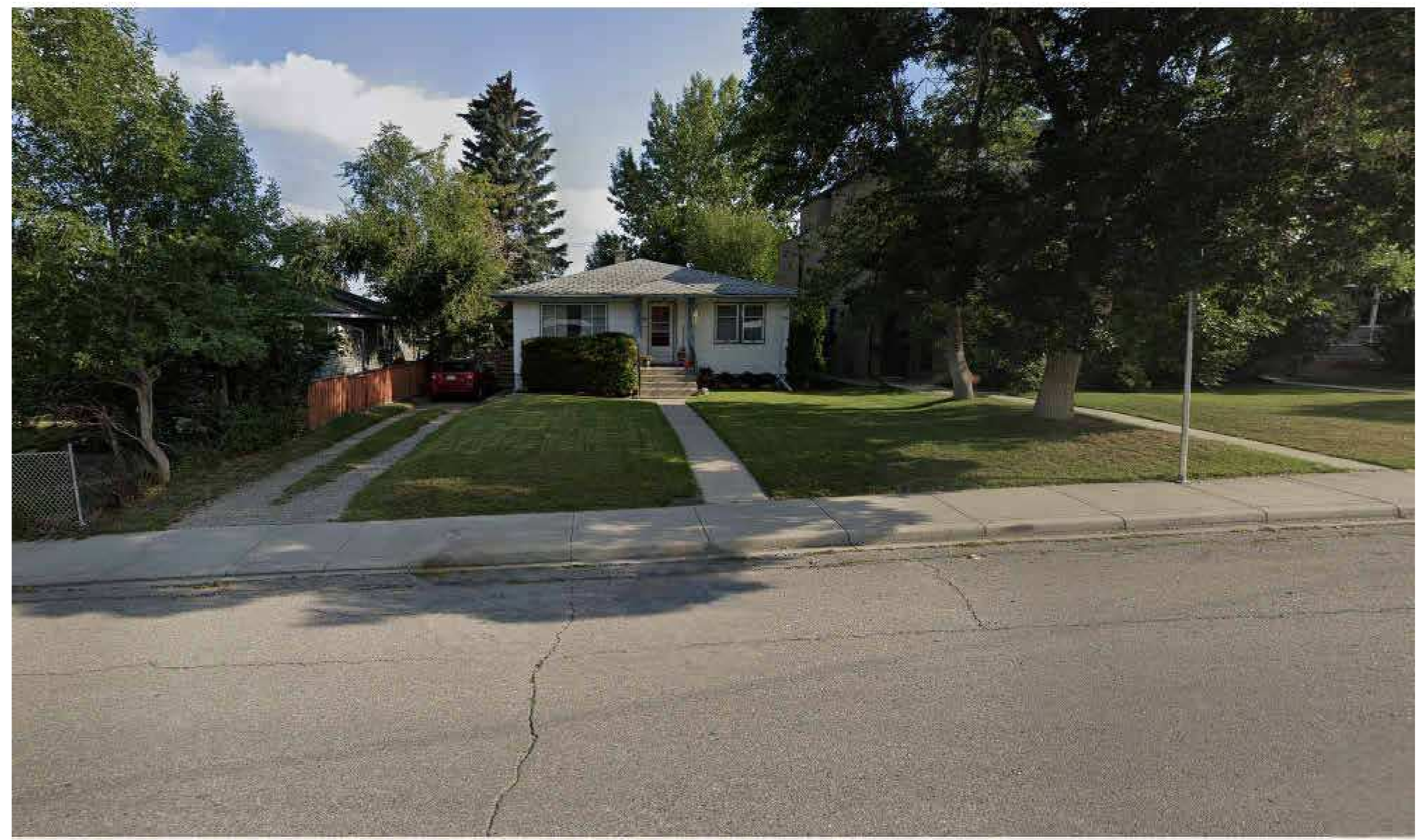
A3.5

DATE: 2023-11-28
DRAWN BY: JH

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1 EAST VIEW 2136 AVE SW



2 SOUTH VIEW 2136 AVE SW



3 NORTH VIEW FROM LANE



4 WEST VIEW RICHMOND ROAD



T: +1.403.681.2365
F: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #108 CALGARY, AB
CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATES, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED TRIPLEX
2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD

SITE PHOTOS

SCALE:

A6.1

DATE: 2023-11-28

DRAWN BY: Author